

3/19/12 - Monday, March 19, 2012

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of March 19, 2012

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Hibbard, Klinkhammer, Kayser, Duax, Strobel, Larson, Weld, Pearson

Staff Present: Messrs. Tufte, Noel, Amundson

The meeting was chaired by Mr. Kayser.

**1. REZONING (Z-1501-12) “ R-1 to R-2P, 5 Lots, White Oak Lane; and
SITE PLAN (SP-1210) - Duplexes for White Oak Lane**

Mr. Tufte presented a request to rezone 5 lots from R-1 to R-2P and to adopt the site plan for five duplexes. The development proposal contains 10 units on 2.3 acres, for a project density of 4.3 units per acre. The rezoning is consistent with the City™s Comprehensive Plan and improves the transition from the condominium development to the west to the single-family development to the east. The units have three bedrooms with two-car garages.

Steve Wiggins, representing Wurzer Builders, Inc., spoke in support of the project.

Mr. Strobel moved to recommend approval of rezoning subject to the conditions of the staff report. Mr. Klinkhammer seconded and the motion carried. Mr. Strobel moved to approve the site plan subject to the conditions of the staff report. Mr. Klinkhammer seconded and the motion carried. Mr. Hibbard vote nay.

2. CONDITIONAL USE PERMIT (CZ-1206) “ Home Occupation, 1527 Hoover Avenue

Mr. Tufte presented a request to allow a home occupation consisting of a jewelry and art business at 1527 Hoover Avenue. The homes business will be in the applicant™s garage and will not affect required parking.

Applicant, Jahn Quinnett of 1527 Hoover Avenue, spoke in support of the project.

Mr. Klinkhammer moved to approve the home occupation permit. Mr. Hibbard seconded and the motion carried.

3. SITE PLAN (SP-1209) “ Fed Ex Addition, 1945 Prairie Lane

Mr. Tufte presented the request to approve a site plan for an addition to the Fed Ex facility. The addition is 12,420 square feet. The proposed parking meets the City™s Zoning Code. The lighting plan is subject to the City™s Outdoor Lighting Code. Drainage and grading are subject to the conditions of the City Engineer review.

Applicant, Tim Cleary with Ruedebusch Development, stated there will also be a drive around the building for better access and safety.

Mr. Pearson moved to approve the site plan subject to the staff report conditions. Mr. Duax seconded and the motion carried.

4. DISCUSSION/DIRECTION

A. Construction and Demolition Recovery Ordinance

Mr. Noel presented background research on construction and demolition (C&D) waste. The Wisconsin DNR estimates about 28% entering the municipal solid waste stream annually is C&D waste. Materials such as shingles, asphalt, concrete, clean wood, metal, and drywall can be recovered for reuse. Several area contractors and waste companies have been recycling these materials already. The objective is to lessen the burden on the environment and human health. Careful consideration and important questions will need to be answered before moving ahead with any ordinance. For instance, what stakeholders need to be involved, what additional costs may this present, what types of C&D materials have end-markets, what recycling facilities are present nearby, etc.

Mr. Strobel stated his concern about adding more cost to development and that the private sector should drive the recovery of these materials. Mr. Pearson cautioned on creating onerous environmental regulations. Other commissioners were in favor of staff pursuing more research, advising to engage with other stakeholders in the metro.

Tim Cleary, with Ruedebusch Development, cited a U.S. Government building project he has been working on where C&D wastes are required to be recovered. He said it has made the project more expensive and he has had to adjust for the tracking of the material.

Gordy Pillar, with Dreamhouse Interiors, spoke in support of the concept. He recycles old carpet pad and carpet as part of his business. He is seeing more public interest in recycling carpet.

B. Waterways Plan Meeting

Mr. Tufte stated there will be an April 12 open house for community comment on the draft plan.

C. Sub-Area Plan Meeting

Mr. Tufte stated the first meeting to discuss sub-area planning with the Towns will be on April 26 at the Town of Washington™s town hall. Several commissioners stated they will be attending.

D. Code Enforcement Items

None.

E. Future Agenda Items

None.

5. MINUTES

The minutes of the March 5, 2012, meeting were approved.

Tom Pearson
Secretary